

Appartement Nice 85 m<sup>2</sup>

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PRIX DE VENTE : 745 000 €

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## DESCRIPTION

■ Located in a prestigious residential complex, come and discover a superb 85 m<sup>2</sup> through apartment bathed in light, located on the 4th of 5 floors. Enjoy an unobstructed view of the splendid garden, the city, and, as a backdrop, the sea.

The living space, composed of a double lounge and a 40 m<sup>2</sup> dining room, invites conviviality, reading, and relaxation, opening onto a vast south-facing terrace of 18 m<sup>2</sup>, ideal for savoring every moment.

The main bedroom of 14 m<sup>2</sup>, quiet and bright, opens onto a north-facing balcony, as does the spacious 16 m<sup>2</sup> kitchen, perfectly equipped and featuring ample storage, combining elegance and functionality. Both offer a beautiful open view of the park, Mont Chauve, the Regina, and the neighboring Winter Palace garden.

The modern 4 m<sup>2</sup> shower room with separate toilets ensures optimal comfort. Numerous cupboards make daily life easier and optimize the space.

The apartment benefits from reversible air conditioning, double glazing, electric blinds and shutters, and two reinforced doors for maximum security.

The mirrored sliding partition in the living room provides a second comfortable sleeping area if needed, and adds a contemporary touch that enlarges the perspective of the main living space.

An elevator and a service entrance with a reinforced door allow discreet access for staff during refined evenings. A very healthy, dry cellar completes this rare property.

Just a few meters away, a range of services is available: a convenience store, a nurse's office, an osteopath, a psychologist, a brasserie-restaurant. Facing the residence: pharmacy, butcher-delicatessen, gourmet grocery, artisanal bakery, pet grooming.

A few steps away, the newsagent, bar-tabac, hairdresser, medical offices, bank, and U supermarket. For culture, the Chagall Museum, the Matisse Museum, and the Conservatory of Music and Dance are accessible within minutes.

Transport is at your doorstep: bus No. 5 every 10 minutes to the city center, bus No. 33 to Place Garibaldi, Belmondo cinema, conference center, sports palace, swimming pool, and ice rink. Bus No. 18 serves Pasteur Hospital.

This exceptional property, combining brightness, comfort, and a caretaker for security with PRM access, is not to be missed. It offers incomparable quality of life in a privileged environment.

Fees payable by the seller

Property tax: 2250 EUR.

Information on the risks to which this property is exposed is available on the Géorisques website:  
[georisques.gouv.fr](http://georisques.gouv.fr)

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## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	85.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	3 rooms	NB de chambres :	1 bedroom

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

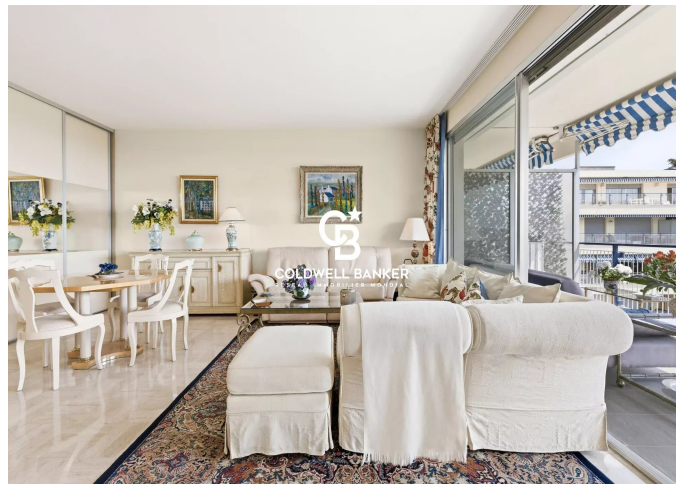
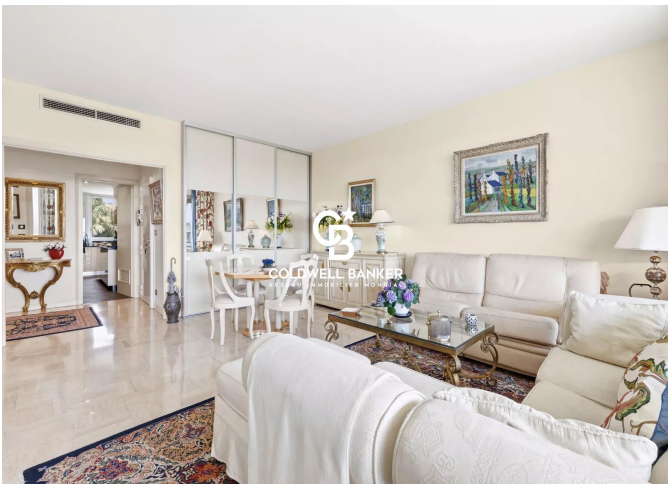
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 88

Indice d'émission de gaz à effet de serre (GES) : A 3



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